



MINUTES

BRYAN PLANNING AND ZONING COMMISSION WORKSHOP MEETING THURSDAY, APRIL 15, 2010 – 5:00 P.M. ROOM 305, BRYAN MUNICIPAL BUILDING 300 SOUTH TEXAS AVENUE, BRYAN, TEXAS

1. CALL TO ORDER.

Chairperson Beckendorf called the workshop meeting to order at 5:01 p.m.

Commission members present:

Mr. Michael Beckendorf, Mr. John Bond, Ms. Helen Chavarria, Mr. Scott Hickle, Mr. G.H. Jones, Mr. Michael Parks, Mr. Prentiss Madison, Mr. Don Maxwell.

Staff members present:

Mr. Martin Zimmermann, Planning Administrator; Mr. Randy Haynes, Project Planner; Ms. Michelle Audenaert, Economic Development Planner; Mr. Dale Picha, Director of Traffic and Transportation; Mr. Paul Kaspar, City Engineer; Ms. Meredith Wilganowski, Assistant City Attorney; and Mr. Brent Elliott, Planning Intern.

3. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING A POSSIBLE CITY-INITIATED REZONING OF CERTAIN PROPERTIES ALONG BLUEBONNET AND PRIMROSE STREETS AND NUCHES LANE NORTH OF EAST STATE HIGHWAY 21, INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOTS IN THE BILL MORILLE AND DURWOOD THOMPSON #1 SUBDIVISIONS

Mr. Martin Zimmermann presented a suggestion to initiate a comprehensive rezoning of properties in the Bluebonnet/Primrose Street/Nuches Lane area north of East State Highway 21 to something other than A-O Agricultural Open District in order to protect existing residential homes in the neighborhood.

Responding to a question from Commissioner Bond, Mr. Zimmermann stated that a rezoning should not change the property taxes of the subdivision.

Commissioner Maxwell stated that he would like to see staff move forward with the rezoning because it would essentially be cleaning up a planning mistake from years ago.

Without objection, staff was directed to initiate a rezoning on behalf of the Planning and Zoning Commission.

4. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING BUILDING DESIGN GUIDELINES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS

Ms. Audenaert stated that she has received input and ideas for drafting building design guidelines, as previously directed by the Commission. She stated that she will be meeting with architects from the community in regard to design guidelines for residential and commercial developments. She also stated that there may be a preference survey distributed to the Commissioners in the future.

7. FUTURE AGENDA ITEMS

Commissioner Beckendorf expressed interest in extending the workshop meetings to allow for other staff members of the city to come in and educate the Commission on the tasks they are given in hopes that the Commission will be better versed in how to make decisions. He specifically suggested periodic updates from the Code Enforcement Department, Building Services and Fire Services.

5. REVIEW OF AGENDA ITEMS FOR REGULAR MEETING OF APRIL 15, 2010

Commissioner Parks entered the meeting at 5:20 p.m.

Commissioner Madison entered the meeting at 5:32 p.m.

Agenda items were reviewed. No action was taken.

2. DISCUSSION AND POSSIBLE DIRECTION TO STAFF CONCERNING THE PLANNING AND ZONING COMMISSION'S SUBCOMMITTEE ON BUILDING SETBACKS, BUILDING ENCROACHMENTS AND VARIANCES

Discussion on the subcommittee's scope of work, which was last discussed during the training workshop on March 25, was continued. Commissioners agreed that further discussion is needed. Staff was asked again to place the item for discussion on a future workshop meeting agenda and look into the possibility of a joint meeting with the Council to discuss the issue this summer.

6. STAFF ANNOUNCEMENTS

A. Emails from citizens at pnzweb@bryantx.gov.

Mr. Zimmermann announced that a new e-mail address will be set up to give public the ability to contact the Commissioners. The email address will be posted on the Development Services Department's website.

B. Joint meeting with City of College Station Planning and Zoning Commission on May 18, 2010, 11am-1pm, Bryan Council Chambers.

Mr. Zimmermann announced that the joint meeting with the City of College Station's Planning and Zoning Commission will take place on May 18th at 11:00 am at the Bryan Council Chambers.

C. Commissioner training on development review processes and approval procedures.

Commissioners requested that the next workshop meeting on May 20 begin at 4:30 pm, to allow time for Commissioner training on development review processes and approval procedures.

8. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:01 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on the 20th day of **May, 2010.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, Planning Administrator
and Secretary to the Planning and Zoning
Commission